



Order Approving CPC Recommendation to Fund 635 Middlesex Street Restoration, Appropriate \$100,000

Whereas, residents of the City of Lowell voted to accept the Community Preservation Act in November of 2019, in accordance with Chapter 267 of the Acts of 2000; and

Whereas, a Community Preservation Fund has been created using 1% of the City's property tax levy, excluding: (1) the first \$100,000 of residential property value; (2) full commercial property value, and (3) property owned and occupied as a domicile by a person who would qualify for low-income housing or low- or moderate-income senior housing; and

Whereas, a Community Preservation Committee was created by Ordinance of the City Council found in Chapter 9, Article XIV, §9-46 to §9-51; ("Ordinance") and

Whereas, each fiscal year the Community Preservation Committee shall make recommendations to the City Council in accordance with the provisions of the Ordinance and General Laws of Massachusetts in the form of a budget for appropriations and/or reserves from the Community Preservation Fund; and

Whereas, based on the Community Preservation Committee's recommendation the City Council shall make such appropriations or reserves from the Community Preservation Fund that spend or set aside not less than 10% of the annual revenues in the Community Preservation Fund for open space, not less than 10% of the annual revenues for historic preservation, not less than 10% of the annual revenues for community housing, and any remaining amount into budgeted reserves; and

NOW THEREFORE BE IT ORDERED, that, upon recommendation of the Lowell Community Preservation Committee, and in order to undertake community preservation projects with community preservation fund revenues for Fiscal Year 2023, the respective sums of money specified in the schedule hereinafter set out be, and the same hereby, are, appropriated for expenditure under the direction of the Community Preservation Committee in accordance with the terms of a grant agreement or memorandum of understanding in compliance with the Ordinance and General Laws of Massachusetts.

Appropriation:

Applicant: RG Realty, LLC

Project: The restoration of the historic building at 635 Middlesex Street, including the restoration of the brick façade and structural work.

Recommended Amount: \$100,000

From: 1713

386400

General Reserve

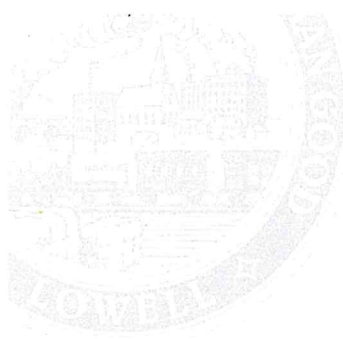
\$50,746



1713

359000

Undesignated Fund Balance \$49,254



Community Preservation Act Funding Eligibility Form

Adam Baacke
Chairman

Submit 10 copies of the application and attachments.

The following form is made for the City of Lowell Community Preservation Committee to ensure that proposed projects meet eligibility requirements pursuant to Section 5.2 of the Massachusetts Community Preservation Act. This form must be submitted and approved prior to the acceptance of your application. Please visit the City of Lowell Community Preservation Committee website (<https://www.lowellma.gov/1532/Community-Preservation-Committee>) for the meeting schedule and filing deadlines.

Project Title: 635 middlesex st

Project Address: 635 middlesex st Lowell Ma 01851

Applicant Name/Organization: RG Realty LLC

Project Budget:

Estimate Total Project Budget: \$ 500,000.00

Estimated CPA Funds Requested: \$ 500,000.00

Estimated Funding from Alternative Sources: \$ _____

Contact Name: Richard Hupper

Phone: 978 994 9369 Email: rrhupper@gmail.com

Mailing Address: PO BOX 758 Wilmington Mass 01887

Do you own the subject property?* Yes: X No: _____

*if subject property is City owned, please contact Serena Gonzalez at (978) 674-1472

If no, do you have permission from the current owner to use the property? Yes: _____ No: _____

Will you be utilizing CPA funds to acquire the property? Yes: _____ No: _____

Do you have experience completing similar projects? Yes: X No: _____

If no, are you working with an architect, engineer, or contractor? Yes: _____ No: _____

If yes, who? Barry Ganek Ganek Architects

Have you contacted a relevant City Department for input? Yes: X No:

If yes, which Department? Economic Development

CPA Eligibility Chart:

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	No (unless acquired or created with CPA \$\$)	Yes	Yes	No (unless acquired or created with CPA \$\$)

CPA Program Area (choose one):

Historic Preservation: X Open Space: Recreation: Community Housing:

Project Purpose (choose one):

Acquire: Create: Preserve: X Support: Rehab/Restore: X

Project Summary (Provide a brief description of project):

635 Middlesex St is a Historic building recognized on the National Historic Registry. The scope of work will include repointing the exterior brick facade, Replacing Windows, Installing a New Roof, Repairing Loose copper flashing. Upgrading storefront windows and doors, renovating and recreating two residential apartment homes, and one new commercial space. Repointing basement foundation and installing a concrete floor. Installing all new plumbing, Electrical and HVAC systems. Refurbishing stairwells. As well as installing a new parking area.

Finished building will make room for two residential 3 bedroom homes, and one 1400 SF commercial space available for rent.

Please make sure you have carefully reviewed the eligibility requirements for Community Preservation Act projects as outlined in the City of Lowell Community Preservation Plan. You may attach any additional information pertinent to this project that may assist in determining eligibility. Forms can be submitted to Serena Gonzalez by email at SGonzalez@lowellma.gov or at 375 Merrimack Street, Room 51, Lowell, MA 01852.

For CPC Use: Eligible: ____ Not Eligible: ____ Date: _____ Reviewer: _____



Adam Baacke
Chairman

Community Preservation Act Project Application Checklist

Application Requirements and Attachments

Submit 10 copies of the application and attachments.

1. Previously completed and approved CPA Eligibility Form to be used as a cover sheet.
2. Project Narrative (Complete in Application Below)
 - a. Describes location and proposed use of project, as well as the scope of work.
 - b. Addresses how the project meets Community Preservation Act eligibility requirements.
 - c. Addresses how the project ascribes to the goals outlined in the City of Lowell Community Preservation Plan, Sustainable Lowell 2025 Plan, and the City of Lowell Open Space and Recreation Plan.
 - d. Explains how the proposed project serves a community need.
3. Proof of ownership, or proof of agreement with property owner to use land for the proposed project.
4. Feasibility (Complete in Application Below)
 - a. Explains any further approvals (special permits, variances, etc.) necessary for final project approval.
5. Updated Budget Information
 - a. Provides an outline of overall budget.
 - b. Includes breakdown of how CPA funds will be used (i.e., will this project require multi-year funding?)
 - c. Describes all funding sources for the proposed project.
 - d. If applicable, detail the amount of CPA funds ascribed to each of the four CPA goals (Historic Preservation, Open Space, Recreation, and Community Housing).
 - e. Include cost estimates from contractor/architect/engineer.
 - f. States whether or not funds can be accepted over multiple years.
6. Project Timeline
 - a. Description of projected major milestones for the project, as well as an estimated completion date.
7. Maps, Architectural Plans, Site Plans, Photographs (if appropriate)
8. Letters of Support from residents, community groups, City departments, boards or commissions. Applicants are encouraged to contact relevant City departments for input.
9. For Historic Preservation Projects Only: Documentation stating historical significance of property.
 - a. Documentation stating the project is listed on the State Register of Historic Places.
 - b. Written determination from Lowell Historic Board stating the resource is significant in the history, archaeology, architecture, or culture of Lowell.
 - c. Documentation of the current conditions of the property.

Project Narrative

General Narrative:

The location of this project is in between the Pawtucket Canal, Nobis Engineering Building, and the Boys and Girls club. The current use of the building as mixed use will continue as is. After the project is complete the building will house two residential apartment homes, and one commercial business space. Scope of work will include, repairing interior and exterior masonry, copper flashed parapets and bay windows. Installing new roof, replacing all windows to match the secretary of interiors historic guidelines, Installing all new electrical, Hvac, and plumbing systems. This project meets Community Preservation Act eligibility requirements because it is recognized by the NPS as a Historic place. The project ascribes to the goals outlined in the City of Lowell Community Preservation Plan, Sustainable Lowell 2025 Plan, and the City of Lowell Open Space and Recreation Plan because it will create housing for two families, and jobs for several people. It will also complement any future revitalization efforts in the area by removing the hazards associated with abandon buildings. The more housing, and business space needs are met with new energy efficient space, the more the community at large will benefit. It is RG Realty's goal to make Lowell an even more attractive place to call home.

How does this project meet Community Preservation Act eligibility?

The community Preservation Act is designed to rehabilitate historic places. The James Boyle building has withstood the test of time however it needs help to shine once again. The James Boyle building is part of a larger historic district recognized by the National Park Service as a Historic place. This building should be eligible for historic funds.

Does this project address a community need? How does it address this need?

The rehabilitation of the James Boyle building will address the community need for safety and housing. Abandon buildings often attract illicit activities, and become fire / health hazards. Being close to the boys and girls club it is advantageous that the community eliminates these hazards. It will also create jobs, and housing once it is put back in service.

Budget

Can you accept funds for the project over multiple years? Yes: ☒ No: ☐

Breakdown of how CPA funds will be used:

- 1) Masonry repair
- 2) Roof and parapets
- 3) Bay Window copper flashing and wood work
- 4) Window fabrication and installation
- 5) Doors
- 6) All other permissible expenses approved by the Secretary of the Interior's Standards for Rehabilitation

Acquisition of the project was completed with buyer monies. The rest of the funding will be completed with Lowell 5 and supplemented with CPA funds.

The project clean out has already started to help the building retain less water. Also temporary roof repair was made to keep water out. Most of the project will not get underway until the Historic Application is accepted by the State and Federal historic commissions. This will likely take place in 2023. Completion by late 2023 or early 2024.

Feasibility

Will this project require additional approvals (Special Permits, Variances, etc.)? Yes: X No:

If yes, please check the additional approvals necessary for the project below:

Planning Board:

Zoning Board of Appeals: X

Site Plan Review:

Variance:

Special Permit:

Special Permit: X

Preliminary Subdivision Approval:

Definitive Subdivision:

Planned Residential Development:

Conservation Commission:

Request for Determination of Applicability (RDA):

Notice of Intent (NOI):

Historic Board: X

If yes, in which historic district? Lowell National Historical Park and Preservation District

Describe any past experience you, your architect, engineer, or contractor have with similar projects which demonstrates your ability to successfully complete the project. Please include any examples of similar projects you have completed.

RG Realty will be using Gavin and Sullivan Architects or Ganek Architects for interior design and for guidance on historic rehabilitation. Rg Realty engages in project sizing ranging from 1 to 4 unit buildings. Rg Realty has been in business since 2016 and has successfully completed many projects in Middlesex County. All project have returned a profit and conformed to local building codes. While RG Realty has not undertaken a Historic project we believe surrounding ourselves with knowledgeable architects, and historic consultants will produce great results. The James Boyle building while historic, for the most part is a normal size 3 family building. It will not require elevators or fire sprinklers.

A parking special may be required for RG Realty to set up a temporary street parking spot located on Middlesex Street

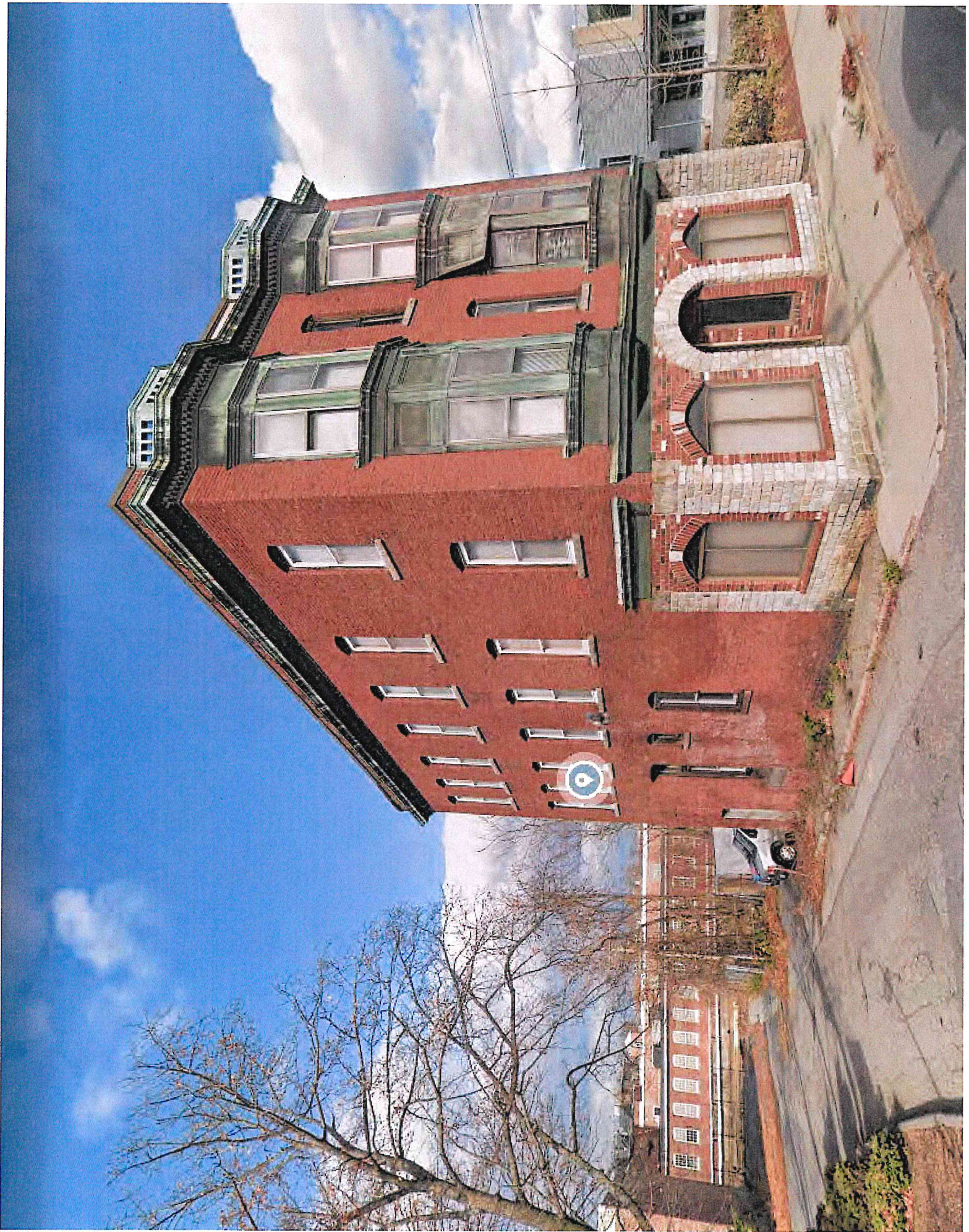
Have you contacted a relevant City Department for input on your application?

Yes: X No:

If yes, which Department? Historic / Building Departments

If no, do you plan to contact a City Department? Yes: No:

All application materials should be submitted both electronically and as a hard copy. Electronic copies can be submitted to Serena Gonzalez at SGonzalez@lowellma.gov. Hard copies should be submitted to the Department of Development Services, 375 Merrimack Street, Room 51, Lowell, MA, 01852.



Middlesex North Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 22033
Document Type	: DEED
Recorded Date	: May 23, 2022
Recorded Time	: 01:32:49 PM
Recorded Book and Page	: 37086 / 269
Number of Pages(including cover sheet)	: 4
Receipt Number	: 979901
Recording Fee (including excise)	: \$1,187.84

MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 05/23/2022 01:32 PM
Ctrl# 098081 27810 Doc# 00022033
Fee: \$1,032.84 cons: \$226,174.00

Middlesex North Registry of Deeds
Richard P. Howe Jr., Register
360 Gorham Street
Lowell, Massachusetts 01852
978/322-9000
www.lowelldeeds.com

Property Address: 635-637 Middlesex Street, Lowell, MA 01852

FIDUCIARY DEED

I, Jennifer Jankowski, as Successor Personal Representative of the Estate of Richard W. Abraham, late of 635 Middlesex Street, Lowell, Middlesex County, Massachusetts, holder of a Decree and Letters of Authority of the Probate and Family Court of Middlesex, dated January 8, 2020, Docket No. MI15P1345EA, by power conferred by said Decree and Letters of Authority, for consideration paid, and in full consideration of Two Hundred Twenty-Six Thousand One Hundred Seventy-Four Dollars and 00/100 (\$226,174.00) **GRANT TO** RG Realty LLC, a Massachusetts Limited Liability Company, of 60 Highland Road, Tewksbury, MA 01876

With ***QUITCLAIM COVENANTS***

the land in Lowell, Middlesex County, Massachusetts, containing 1,606 square feet of land, bounded and described as follows:

Beginning at a stone bound located on the northerly side of Middlesex Street at its intersection with the easterly side of Eagle Court so called; thence northerly at a right angle to said Middlesex Street and on the easterly side of Eagle Court so called a distance of fifty and 17/100 (50.17) feet to land now or formerly of Stephen H. Scribner; thence at a right angle along said Scribner land thirty-two (32) feet to land now or formerly of the Davis & Sargent Lumber Co.; thence at a right angle southerly along said Davis & Sargent Lumber Co. land fifty and 17/100 (50.17) feet to the northerly line of Middlesex Street; thence along said northerly line of Middlesex Street in a westerly direction thirty-two (32) feet to the point of beginning; be said contents and any or all of said measurements more or less and however otherwise said premises may be measured, bounded and described.


Also the land in said Lowell, with the buildings thereon, situated on the easterly side of Eagle Court, containing 1,647 square feet of land, and being shown on Lot 3A on a plan entitled "Plan of Land in Lowell for Philip J. Stratos" dated August 8, 1978, Robert M. Gill and Associates, Inc., C.E.'s., recorded with the Middlesex North District Registry of Deeds, Book of Plans 127, Plan 26.

Grantor herein, certifies under the pains and penalties of perjury that this is not a homestead property of the Grantor and that no other person, beneficiary of entity has or is entitled to the protection of the Homestead Act.

For Grantor's Title, see deed dated October 23, 1981 and recorded May 11, 1983 in the Northern Middlesex County Registry of Deeds at Book 2610, Page 642.

[Signature page to follow]

Executed as a sealed instrument on this 19th day of May, 2022.


Jennifer Jankowski, Successor Personal Representative
of the Estate of Richard W. Abraham

Commonwealth of Massachusetts

Essex, ss.

On this 19th day of May, 2022, before me, the undersigned notary public, personally appeared Jennifer Jankowski, Successor Personal Representative of the Estate of Richard W. Abraham, the above-named and proved to me through satisfactory evidence of identification being MA Driver's License to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose and that the foregoing instrument is her free act and deed.



K. Broadhurst
Notary Public: 3-16-2029
My Commission Expires:

Date8/24/2022

635 Middlesex St Lowell Ma 01851

Denotes CPA funding possible

3 Units

	QUALIFYING EXPENSES	NON-QUALIFYING EXPENSES
ACQUISITION		\$ 229,000.00
SOFT COSTS		
Accounting	\$ 1,909.00	
Architect	\$ 49,000.00	
Engineering	\$ 2,760.00	
Tax Credit Consultants	\$ 30,000.00	
Insurance	\$ 7,590.00	
P&P Bond (1%)	\$ 5,060.00	
RE taxes		\$ 8,500.00
Acquisition Legal		\$ -
Acquisition Closing Costs		\$ -
Legal	\$ 1,840.00	
permit	\$ 2,760.00	
Construction loan at 5.5% 24 Months (50%)	\$ 28,175.00	
Soft Cost financing		\$ 3,500.00
Bank inspection fees		\$ -
Construction Loan Closing Costs / bank fee	\$ 3,841.00	
settlement charges	\$ 2,760.00	
Utility backcharges	\$ -	
Utilities during construction	\$ 2,647.00	
Development fee	\$ -	
Subtotal	\$ 138,342.00	\$ 12,000.00
BUILDING MATERIALS		
Interior framing materials	\$ 27,600.00	
Interior doors / trim materials	\$ 22,080.00	
Exterior doors	\$ 14,020.00	
Cabinets		\$ 32,000.00
Hardware / lighting	\$ 7,475.00	
Plumbing fixtures	\$ 5,060.00	
Bath fixtures	\$ 10,764.00	
Windows - restore	\$ 73,500.00	
Windows - storms	\$ 4,600.00	
Granite furnish & install	\$ 7,475.00	
Appliances		\$ 32,000.00
Subtotal	\$ 172,574.00	\$ 64,000.00
SUBCONTRACTORS		
General contractor	\$ 72,450.00	
Demo	\$ 22,000.00	
Abatement	\$ 20,470.00	
Dumpsters	\$ 4,580.00	
Roof repairs / replace	\$ 35,406.00	
Carpentry labor	\$ 90,850.00	
Interior plumbing	\$ 34,086.00	
Painting - exterior	\$ 5,750.00	
Painting - interior	\$ 25,415.00	
Masonry repairs (exterior)	\$ 54,824.00	
Insulation	\$ 15,120.00	
Blueboard / plastering	\$ 28,750.00	
Acoustic separation	\$ 6,727.00	
Copper Flashing	\$ 5,049.00	
Flooring	\$ 12,259.00	
Tiling	\$ 5,980.00	
Electrical	\$ 34,384.00	
Fire alarm	\$ 5,980.00	
plantings/tree work/site		\$ -
paving		\$ 14,000.00
sprinkler / water service		\$ -

Fire supression	\$	7,015.00				
HVAC	\$	31,050.00				
Subtotal	\$	518,145.00			\$	14,000.00
Total qual and non-qual costs	\$	829,061.00			\$	90,000.00
Total Soft and Hard Costs	\$	919,061.00				
Acquisition	\$	229,000.00				
Total Project Cost:	\$	1,148,061.00				
PROJECT FINANCING						
State Tax Credit	\$	124,359.15		@\$0.80	\$	99,487.32
CPA Funding?	\$	-			\$	-
Fed Tax Credit	\$	165,812.20		@\$0.90	\$	149,230.98
Developer Equity					\$	229,000.00
Bank Financing					\$	670,342.70
Total Project Cost					\$	1,148,061.00



Stowell, Stephen <sstowell@lowellma.gov>
to me ▾

Hi Rich –

Apr 27, 2022, 3:20 PM ☆ ↶ ⋮

Thanks for stopping by yesterday. Built ca. 1500, the Boyle Building includes a pair of distinctive metal clad oriel windows but unfortunately its ground floor has suffered through the insertion of inappropriate brick and stone infill. However, the original metal signband still remains on the front and side elevations. Reconstruction of the missing historic storefronts could be based upon other period buildings downtown and I'd be more than happy to show details to you as well as the types of windows that could be utilized in the upper floor openings.

In terms of historic designations, the building is listed on the National and State Registers of Historic Places through its inclusion in the Lowell National Historical Park & Preservation District. It is also within the boundaries of the Downtown Lowell Historic District, a local historic and architectural review district under the jurisdiction of this agency. As such, all proposed work that affects the exterior appearance (as well as interior work that affects the exterior) must be reviewed and approved by this agency and an Historic Permit issued before work begins and any other City approvals are issued. For more information on the Board's process in the Downtown Lowell Historic District, you can head here on our website - <https://www.lowellma.gov/592/Downtown-Lowell-Historic-District>.

As we discussed, the building could be eligible for the federal 20% historic rehabilitation tax credit (as well as the state 20% historic credit) as it is on the National and State Registers of Historic Places provided it remains income producing for five years after taking the credit. The following people may be able to provide historic rehabilitation tax credit guidance/consulting services and have prior experience in Lowell. Note that the Board does not assume any responsibility for the accuracy of listings or for the performance of those listed. Listing does not imply endorsement or recommendation by the Lowell Historic Board and individuals assume full responsibility for checking credentials and references:

Chris Beard
Essex Preservation Consulting
6 Chestnut Street, Suite 205
Amesbury, MA 01913
(978) 356-0322
chris@essexpreservation.com

Doug Kelleher
Epsilon Associates
3 Mill & Main Place, Suite 250
Maynard, MA 01754
(978) 897-7100

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: LOW.1964
Historic Name: Boyle, James Building
Common Name:
Address: 637 Middlesex St
City/Town: Lowell
Village/Neighborhood: Downtown;
Local No:
Year Constructed: C 1900
Architectural Style(s): Victorian Eclectic;
Use(s): Apartment House; Commercial Block;
Significance: Architecture; Commerce;
Area(s): LOW.BC
Designation(s): Nat'l Register District (06/05/1978); Local Historic District (12/13/1978);
Building Materials: Wall: Brick; Granite; Metal, Undetermined; Stone, Cut;
Foundation: Coursed Rubble; Granite;
Demolished No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Wednesday, April 20, 2022 at 12:38 PM

D. Bowman 1964
AC NEW 12/178
AC LWS 12/13183

LOWELL CULTURAL RESOURCES INVENTORY

IDENTIFICATION 637 MIDDLESEX STREET MAP SHEET # 13

1) CURRENT OWNER Kenneth W. and Jennie F. Abraham OWNER OCCUPIED yes

2) HISTORIC NAME James Boyle Building

3) CURRENT NAME same

4) PROPERTY TYPE multiple dwelling 5) ZONING CLASSIFICATION IA

6) TAXES: PAYMENTS current STATUS clear

7) WITHIN BOUNDARIES OF LHPD

HISTORICAL ABSTRACT

1) CONSTRUCTION DATE ca. 1900
SOURCE circumstantial: 1896, 1906 atlases

2) ARCHITECT OR BUILDER unknown

3) HISTORIC OWNER James Boyle (1896)

4) ORIGINAL USE: GF commercial UF residential

5) PREVIOUS BLDGS ON PROPERTY yes DATE ca. 1845-1890
SOURCE circumstantial: 1850 map, 1879 atlas

DESCRIPTIVE DATA

1) ARCHITECTURAL STYLE late Victorian

2) PRESENT USE:
GF commercial
UF residential

3) NO OF STORIES 3

4) PROP SQ FT 1,606

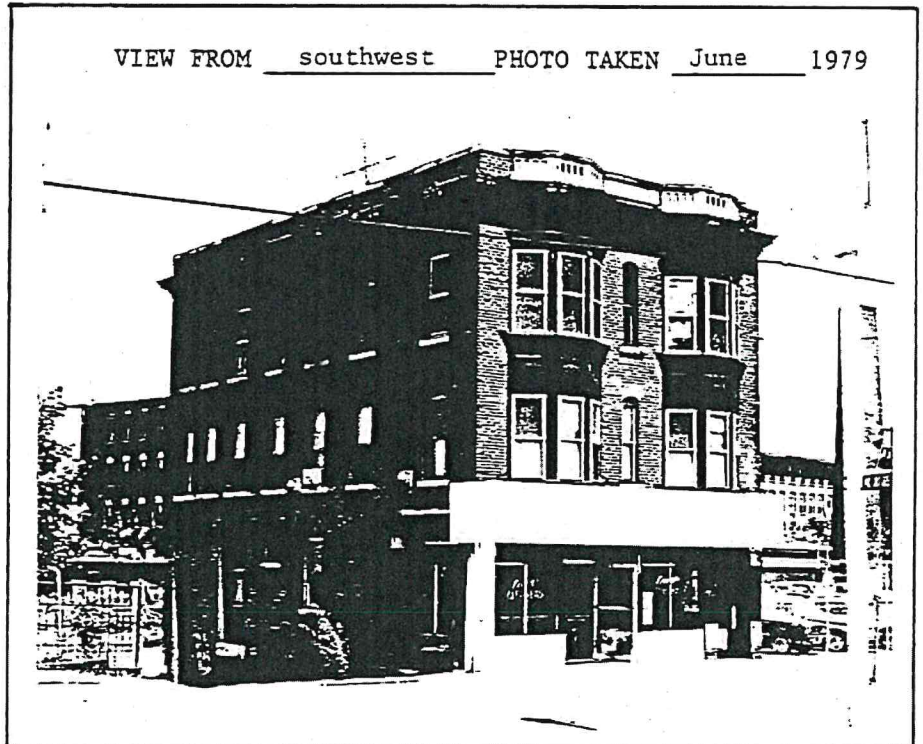
5) PLAN rectangular

6) ROOF flat

7) STRUCTURAL SYSTEM load-bearing masonry

8) OUTBUILDINGS none

9) MATERIALS:
FOUNDATION coursed granite chips

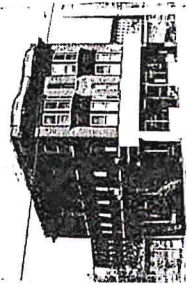


FACADE Front & side: pressed red brick in common bond with flemish variation (7/1)
Side & rear: common brick in common bond (7/1)

TRIM metal oriels and balustrade, rock-faced granite sills

10) NOTABLE SURFACE & LANDSCAPE ELEMENTS none

Details



ID: LOW.1964
Historic Name: Boyle, James Building
Common Name: -

Address: 637 Middlesex St

Town: Lowell

Type: -

Designations: NRDIS (1978) LHD (1978)

Turner: Apartment House

Center/Zoom Center Street View

Inv Points (1)

Inv Points

#	Demolished?	MHC #	Historic Name
1		LOW.1964	Boyle, James Building

Common Name

Address

Designations

Architectural Style

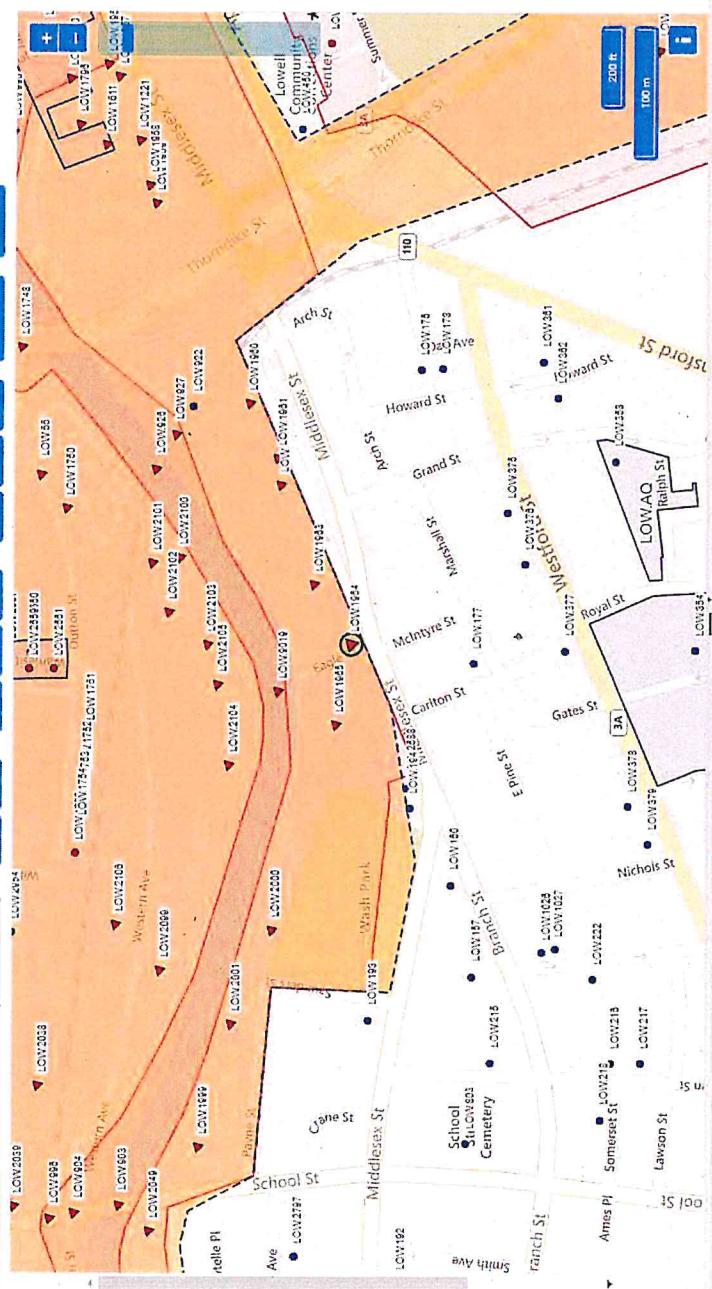
Victorian Eclectic

NRDIS (1978) LHD (1978)

637 Middlesex St Lowell

Export Selected Tab to Excel

Search Zoom to a town Login More



LOW.1964

ADDRESS 637 MIDDLESEX STREET

VISUAL ASSESSMENT

- 1) CONDITION OF BUILDING FABRIC good
- 2) IF DETERIORATED, CAUSES n/a
- 3) INTEGRITY OF HISTORIC BLDG FABRIC: GF intact with minor changes
UF intact original fabric
- 4) SURROUNDING LAND USES commercial, industrial, residential, canal frontage
- 5) INTEGRITY OF PROP'S HIST SETTING severely disrupted historic setting
- 6) IMPORTANCE OF PROP TO HIST SETTING question n/a

ADDITIONAL DESCRIPTION

This brick structure is located at the corner of Middlesex Street and Eagle Court. It is of a rectangular plan and has a flat roof. The upper floors of the facade feature a pair of metal-clad oriel windows, topped with a simple balustrade above the cornice. At the center of the front parapet is a plaque inscribed "BOYLE".

ADDITIONAL HISTORICAL INFORMATION

The 1850 map shows a rectangular structure located on approximately the site of the current structure, owned by the Proprietors of Locks and Canals. By 1879 a T-shaped frame structure is shown on this lot. The 1896 atlas shows a rectangular structure labeled "James Boyle". Boyle must have built the present brick structure shortly thereafter, as it first appears on the 1906 atlas. By 1924 this structure was owned by someone named Hamel.

Sources

1850 map.

1879, 1896, 1906, 1924 atlases.

ARCHEOLOGICAL COMMENT

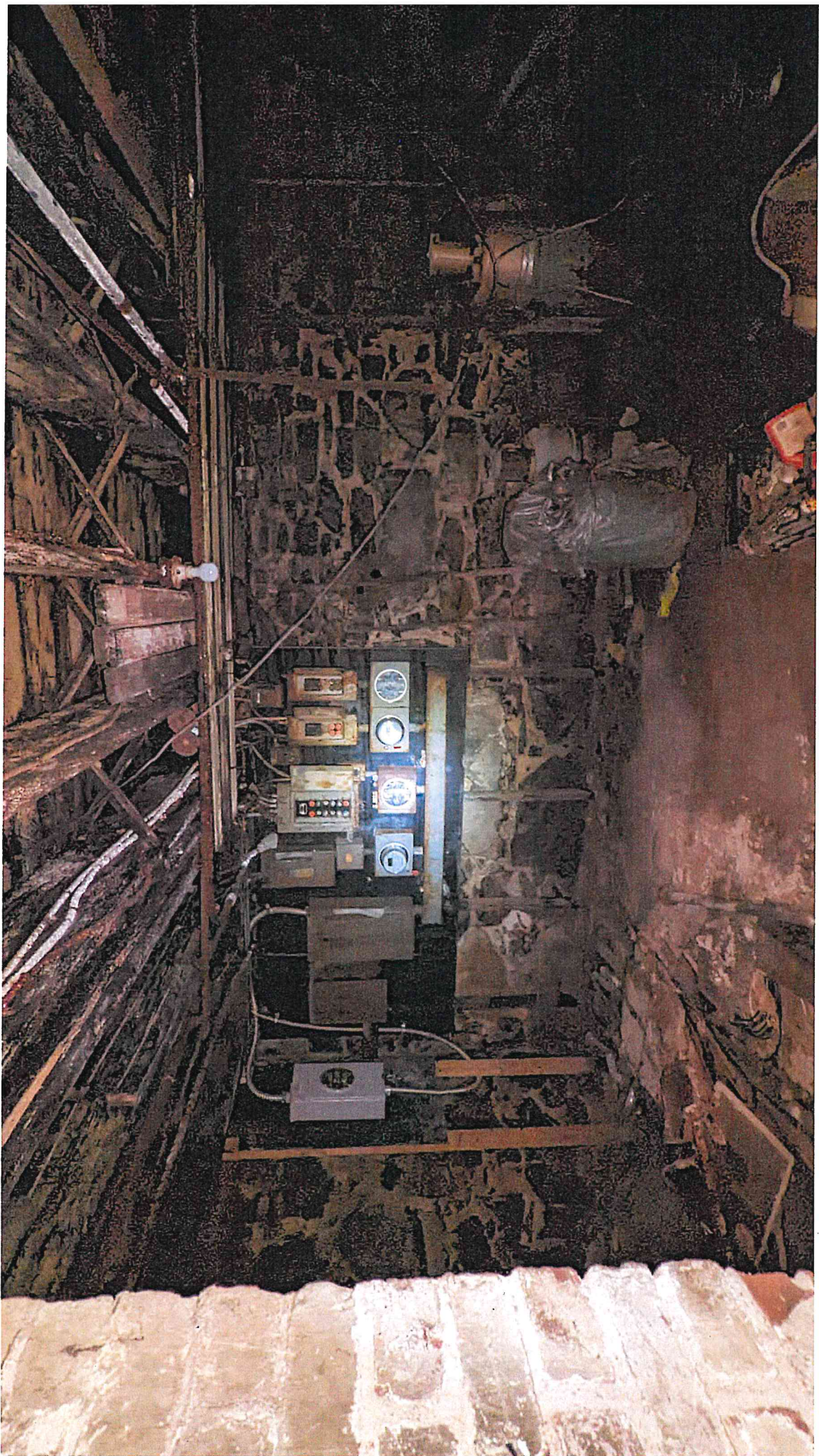
This structure totally covers its site, so the archeological potential of the site is low.









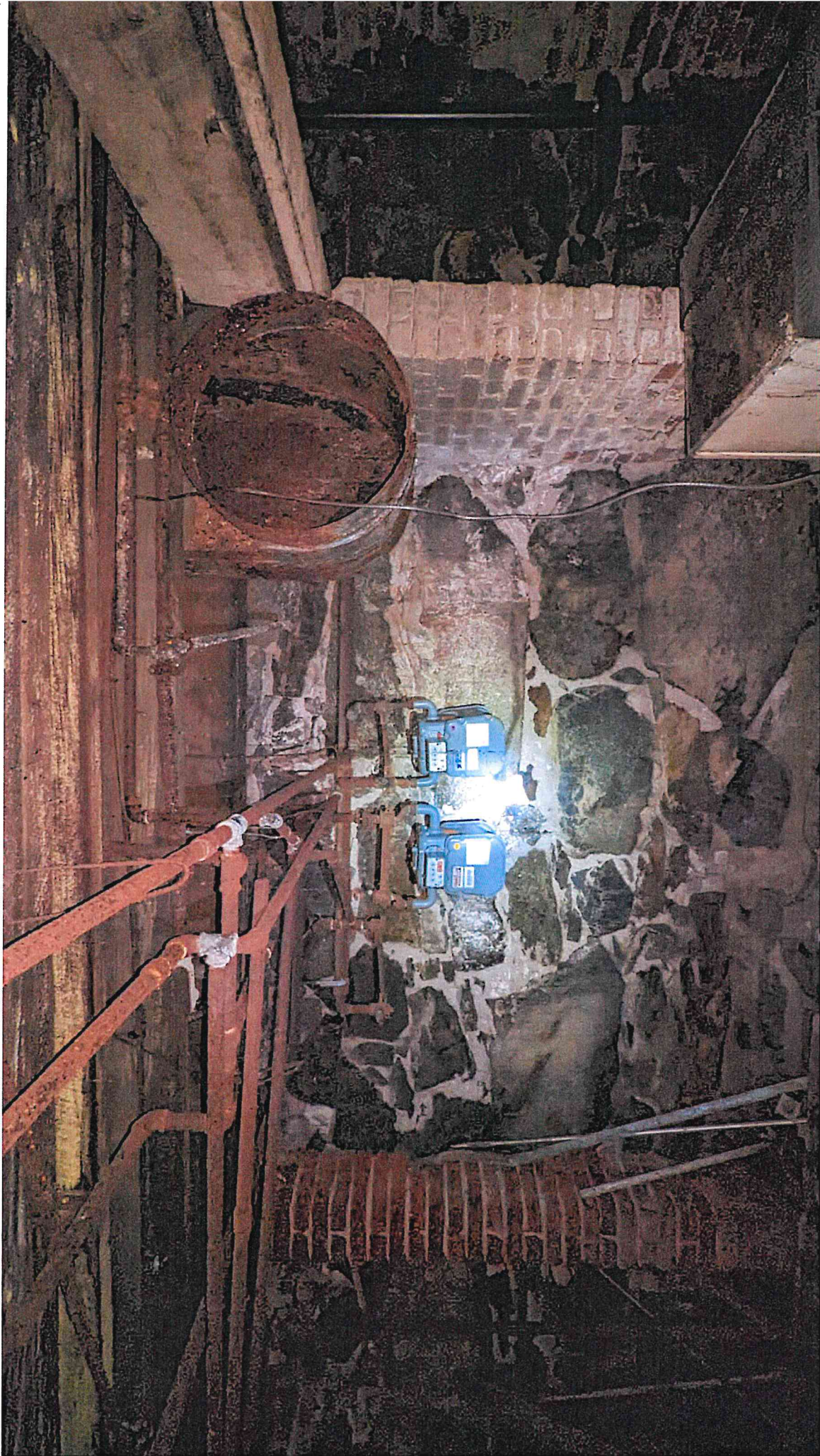






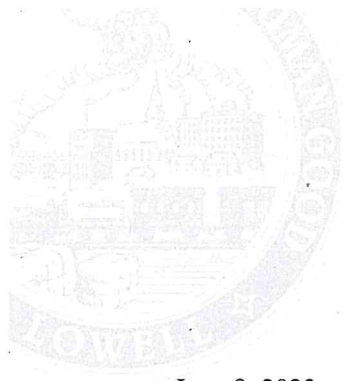












Thomas A. Golden, Jr.
City Manager

June 8, 2023

Mayor Sokhary Chau
And
Members of the Lowell City Council

Dear Mayor Chau and Members of the Lowell City Council,

I respectfully request that the City Council vote to expend One Hundred Thousand Dollars (\$100,000) of Community Preservation Act funding for the restoration of the historic structure at 635 Middlesex Street. The proposal received a positive recommendation from the Community Preservation Committee on January 12, 2023, and received a positive recommendation from the Joint Neighborhood and Finance Subcommittee on June 1, 2023.

Please find the full application attached below.

Sincerely,

Thomas A. Golden, Jr.
City Manager

CC: Yovani Baez-Rose, Assistant City Manager / DPD Director
Lloyd DeJesus, Director of Development Services
Francesca Cigliano, Senior Planner
Dylan Ricker, Associate Planner